



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**MAY 28, 2003**  
**5:00 P.M.**

**ROLL CALL**

**COMMISSIONER SCHWARTZ AND COMMISSIONER STEINBERG ABSENT**

**MINUTES REVIEW AND APPROVAL**

**ITEM 1 & 2 APPROVED, 5-0; MOTION COMMISSIONER HEITEL**

1. April 8, 2003 Amended
2. May 14, 2003

**CONTINUANCES**

**ITEM 3 CONTINUED TO JUNE 11, 2003, 5-0; MOTION COMMISSIONER HEITEL**

3. **5-ZN-2003 (Downtown Overlay)** request by the City of Scottsdale, applicant, to apply the Downtown Overlay (DO) zoning to 750 +/- acres known as the Downtown area and generally bounded by Chaparral Road on the north, Miller Road on the east, Earll Drive on the south and 68th Street on the west. **Continued to June 11, 2003.**

**INITIATION**

**ITEM 4 APPROVED INITIATION, 5-0; MOTION COMMISSIONER HEITEL**

4. **9-UP-2003 (Old Town Parking Garage)** request by City of Scottsdale, applicant/owner, to initiate a municipal use master site plan for a parking garage on a 2.45 +/- acre parcel located at 7335 E Main Street with Central Business (C-2) and Highway Commercial (C-3) District zoning. **Staff contacts are Kira Wauwie, 480-312-7061, and Corey Lew, 480-312-7769.**

**EXPEDITED AGENDA**

**ITEM 5 MOVED TO THE REGULAR AGENDA**

**ITEM 5 RECOMMENDED FOR APPROVAL, 3-2; MOTION COMMISSIONER HEITEL;  
COMMISSIONER NELSEN AND COMMISSIONER BARNETT DISSENTING**

5. **3-AB-2003 (12148 E Mountain View Rd)** request by Tina Price/Bruce Haseley, applicant/owner, to abandon a portion of 121st Place right-of-way and a Government Land Office (GLO) roadway easement north of Mountain View Road and west of 121st Place. Staff contact person is Cheryl Sumners, 480-312-7834. **Applicant contact person is Tina Price, 480-661-6569.**

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Comments: This request is to eliminate a roadway easement and right-of-way which is not used as part of the City's circulation plan and dedicate a 15-foot wide public trail easement along Mountain View Road.

### ITEM 6 MOVED TO THE REGULAR AGENDA

### ITEM 6 RECOMMENDED FOR DENIAL, 4-1; MOTION COMMISSIONER HEITEL; COMMISSIONER GULINO DISSENTING

6. **4-AB-2003 (Chalfin Residence)** request by Sallie & Bradley Chalfin, applicant/owner, to abandon the west 33 feet and the north 8 feet of the south 33 feet General Land Office patent roadway and public utility easements for parcel 217-32-037C located east of 125th Street, north of Gold Dust Avenue. Staff contact person is Pete Deeley, 480-312-2554. **Applicant contact person is Brad Chalfin, 480-551-1502.**

### ITEM 7 CONTINUED TO JUNE 25, 2003, 5-0; MOTION COMMISSIONER HEITEL

7. **5-AB-2003 (Ayoub Residence)** request by Jesse McDonald, applicant, Jerry and Claudia Ayoub, owner, to abandon a portion of Mountain View Road alignment located on the north side of Mountain View Road and west of 116th Street. Staff contact person is Cheryl Sumners, 480-312-7834. **Applicant contact person is Jesse McDonald, 602-527-3310.**

Comments: This request is to abandon a roadway easement existing along the Mountain View Road alignment which is not used as part of the city's circulation plan. The planned street and existing improvements for Mountain View Road curve to the south instead of following this subject roadway alignment.

### ITEM 8 RECOMMENDED FOR APPROVAL, 5-0; MOTION COMMISSIONER HEITEL

8. **76-ZN-1985#4 (Portales Stipulation #3)** request by Anchor Forum Portales, applicant, Anchor National Life Insurance Company, owner, to delete stipulation #3 of Case 76-Z-85 on a 39.77 +/- acre parcel located at 4800 N Scottsdale Road with Downtown/Regional Commercial Office Type 2, Planned Block Development (D/RCO-2, PBD). Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Paul Barker, 480-425-4664.**

Comments: This request is to delete Stipulation #3 from the approved zoning case number 76-Z-85. Stipulations #3 states: Office/retail development shall not exceed 300,000 sq. ft. prior to construction of the hotel.

### ITEM 9 CONTINUED TO JUNE 25, 2003, 5-0; MOTION COMMISSIONER HEITEL

9. **52-ZN-1997#2 (Osborn Commons)** request by Scottsdale Osborn Holding Corporation, applicant, Dee Ann Skipton, owner, for a site plan amendment to 52-ZN-1997 on a 1.7 +/- acre parcel located at the northwest corner of Osborn Road and Bishop Lane with Downtown/Office Commercial Type 2 (D/OC-2) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is Patrick Logue, 480-425-8500.**

Comments: This request is for a site plan change to a 48-unit apartment/condominium project.

## REGULAR AGENDA

### ITEM 10 & 11 MOVED TO THE EXPEDITED AGENDA

### ITEM 10 & 11 RECOMMENDED FOR APPROVAL 5-0, MOTION COMMISSIONER NELSEN

10. **1-GP-2003 (Mirage Trail)** request by Mirage Trail LLC, applicant/owner, for a General Plan amendment from Commercial to Urban Neighborhood on a 5.1 +/- acre parcel located at the southeast corner of Legend Trail Parkway and N Desert Ridge Drive. Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Mike Duffy, 480-837-8700.**

Comments: This request is to amend the Land Use Element of the General Plan from a Commercial to Urban Neighborhood designation.

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11. **43-ZN-1990#2 (Mirage Trail)** request by Mirage Trail LLC, applicant/owner, to rezone from Central Business District, Environmentally Sensitive Lands, Hillside District (C-2, ESL, HD) to Medium-Density Residential, Environmentally Sensitive Lands (R-3, ESL) on a 5.1 +/- acre parcel located at the southeast corner of Legends Trails Parkway and N Desert Ridge Drive. Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Mike Duffy, 480-837-8700.**

### WRITTEN COMMUNICATION

### ADJOURNMENT **APPROXIMATELY 6:45 PM**

David Gulino, Chairman  
Tony Nelssen  
James Heitel  
Jeffrey Schwartz

Steve Steinberg, Vice Chairman  
David Barnett  
Eric Hess

For additional information click on the link to 'Projects in the Public Hearing Process' at:

<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.